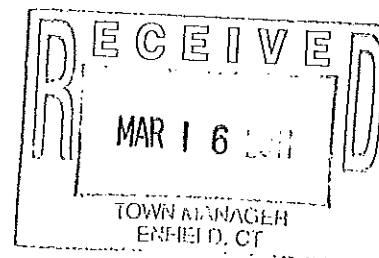


The Martha A. Parsons Memorial Trust

1387 Enfield Street
Enfield, Connecticut 06082

March 16, 2011



Town of Enfield Finance Department
attn: Cathy Cherpac, Purchasing Assistant
Enfield Town Hall
820 Enfield Street
Enfield CT 06082

RPF former Scitico Schoolhouse/Grange Hall, 2 Broad Brook Road, Scitico.

The Martha A. Parsons Memorial Trust, a non-profit organization established over forty years ago, wishes to acquire from The Town of Enfield, the building and land at 2 Broad Brook Road for the purpose of historical preservation and for use by the people of Enfield. We are asking that the Town convey ownership of the building and land at no cost to The Trust.

We have managed and maintained the Martha A. Parsons Museum, willed to us by Miss Parsons at her death in the 1960's, and have recently enlarged our holdings by acquiring abutting property which reaches and gives us access to Post Office Road. We take pride in our historically accurate restoration of the recently acquired dwelling on the Post Office Road property, now known as The Terry-Chillson House at 12 Post Office Road, a home built in 1775. The aluminum siding has been stripped and the original siding either repaired or replicated, and even the original paint color – determined by an expert in Pennsylvania – copied. The asphalt roof has been replaced with cedar shingles and the doors custom restored to replicate the originals. Windows have been repaired and in some cases panes replaced with antique glass. This building, with its' expansive lawn and facilities, has been used for meetings, lodging and lawn parties by numerous historical groups. The Trust does not charge for use of its' properties.

Martha A. Parsons cared deeply that history be preserved in Enfield, and as her Trustees it is our mission to carry out her wish. It is our desire to save The Scitico Schoolhouse and put it to historical use.

Respectfully submitted,

Richard J. O'Brien, Chairman of the Trustees
210 East Bass Lane, Suffield CT 06078
860 869-1214
dickobrien@aol.com

Development Plan of The Martha A. Parsons Memorial Trust **for the property at 2 Broad Brook Road, Scitico.**

Proposed Use:

It is the Trust's plan to restore the property as primarily a Scitico Village museum, replicating as authentically as possible the building's exterior appearance as it was in the nineteenth century. Hopefully the interior could accommodate groups of approximately one hundred persons and still leave room for pictorial and artifact exhibits of Scitico farming and village history. The school was in use until the 1940's and there are still residents of the area who hold a wealth of Village history, oral and physical.

Intended User:

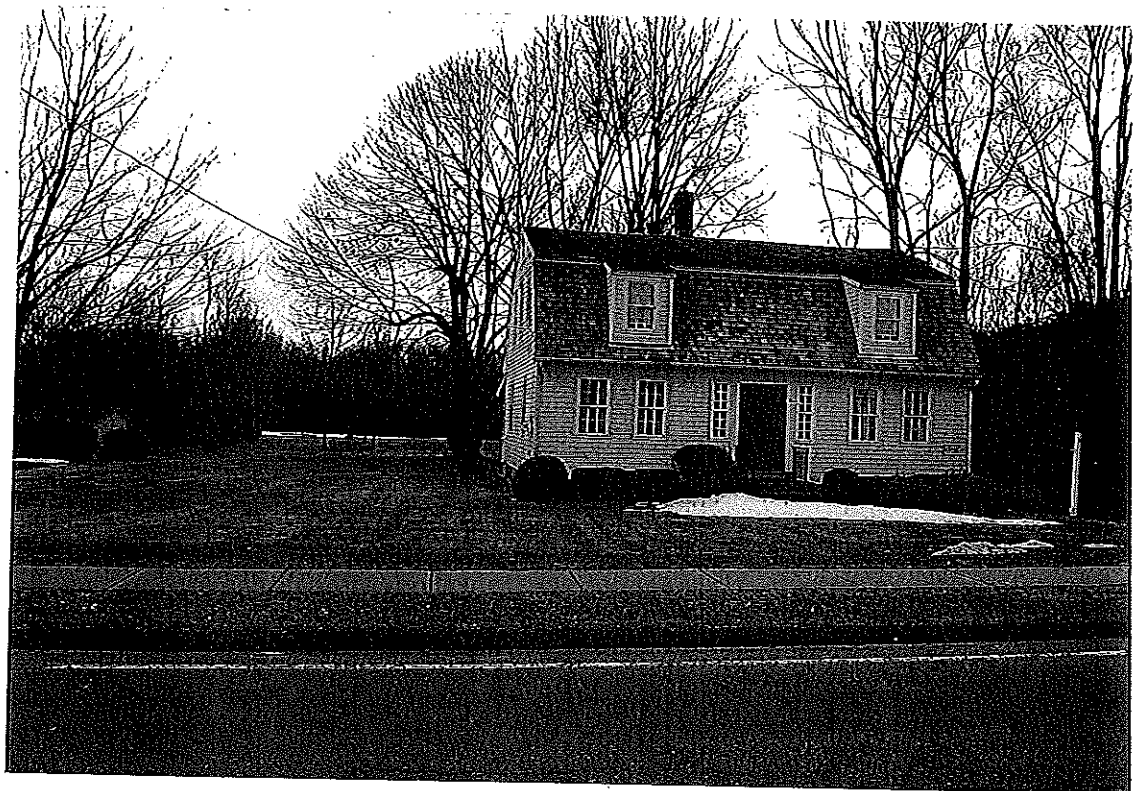
As a meeting hall, it is our intent to make the building available to any town non-profit group. This includes historical and military societies, boy and girl scouts, and religious organizations. As a non-profit organization The Trust has a policy of not charging for use of its' properties, but at times expenses must be paid by the users. As with many historic buildings, parking is a problem and often puts a limitation on usage. This is something we will solve.

Project Approach:

Upon acquiring the property The Trust will publicize our desire for input from local residents. We are currently establishing a "Friends of The Parsons' Trust" committee, and Scitico residents would be urged to join that group specifically to aid with their new Scitico Schoolhouse Museum. Financially, The Trust can carry the burden of restoration and upkeep. A major project from the start would be to solve the probable parking problem.

Timetable:

First in importance is cleaning the land of brush, landscaping, grading and the resurfacing/expanding of driveways. Some structural issues may need immediate repair, as does the bell tower, which is about to collapse. As soon as the proper workmen can be lined up, the exterior and windows must be worked on. To protect the restored windows, screening such as is currently used on the Bloomfield Historical Society Schoolhouse may be used. The completion of the exterior work of the building itself will take at least several months to be done correctly. Our final project, necessary before the building can be opened to the public, will be a refurbishing of the interior. Extensive improvements to the inside areas will go on for years, but the building in the meantime will be usable.



The Terry-Chilton House (1775)
12 Post Office Road

M.A. Parsons Trust

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The Terry-Chilton House (1775)
12 Post Office Road

M.A. Parsons Trust

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Martha A. Parsons 1869-1962

A strong and independent

woman, Martha A. Parsons

was recognized profes-

sionally in the predom-

inantly male world

of business at the turn

of the century. She

traveled extensively,

invested her considerable

wealth shrewdly and

remained active in civic and church

matters throughout her life.



Born on December 6, 1869, in Enfield, Connecticut,

Martha was the youngest daughter of John and

Juliaette (Allen) Parsons. While attending Enfield High

School, Martha earned certificates equal to today's

teaching certificate.

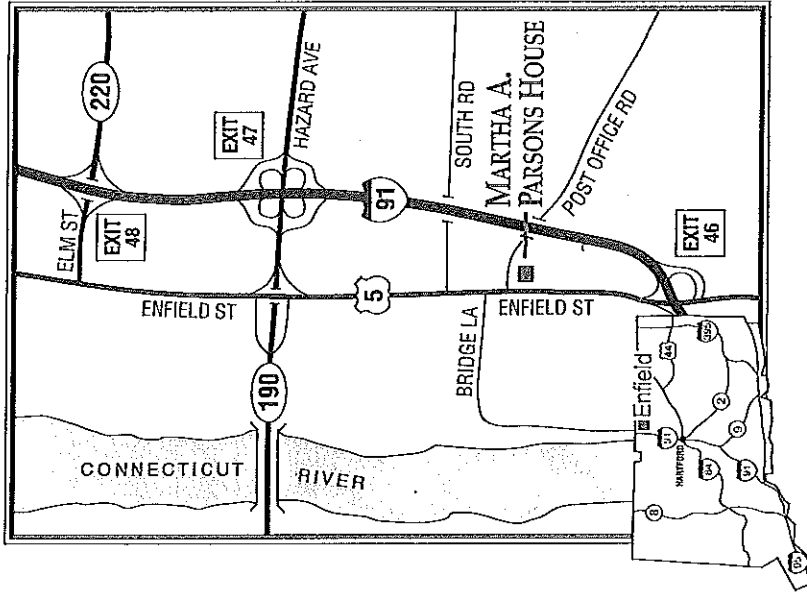
In the 1890s, Martha joined the Morgan Envelope Company as a stenographer for the then-generous sum of \$12 a week. At her subsequent employer, Landers, Fry & Clark of New Britain, she advanced in 1912 to secretary of the corporation, a most unusual accomplishment for a woman at the time. Indeed, Martha signed her mail "M.A. Parsons" so other companies wouldn't know they were dealing with a woman.

Three years after her mother's death, Martha retired from her successful business career at the age of 50 and returned to live in Enfield with her older sisters, Juliaette and Mary.

Martha's participation in her hometown continues even after her death in 1962. With her bequest of the family home to the Enfield Historical Society, Martha A. Parsons has earned the gratitude and respect of the community she loved so well.

Martha A. Parsons House

ENFIELD, CONNECTICUT



MARTHA A. PARSONS HOUSE

1387 Enfield Street (Route 5)

Enfield, Connecticut 06082

(203) 745-6064

FREE ADMISSION

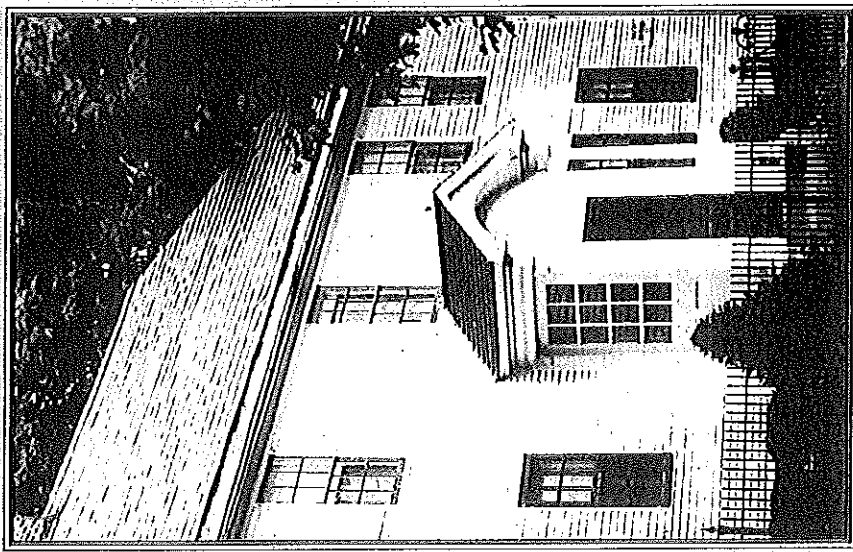
HOURS OPEN:

May 1 to November 1 - Sundays

2:00 to 4:30 PM and By Appointment

Martha A. Parsons House

ENFIELD, CONNECTICUT



*The lifetime collection of
a prominent Enfield family.*

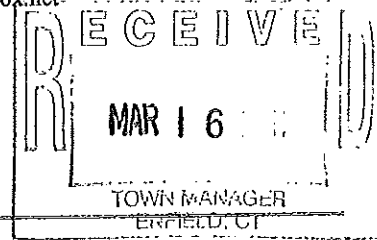
1387 Enfield Street

Enfield, Connecticut 06082

The Martha A. Parsons House is maintained through the Martha A. Parsons Memorial Trust by a Board of Trustees of the Enfield Historical Society, Incorporated.

132 Town Farm Road 860.749.0371
Enfield, CT 06082-5343 860.305.8680
psurapine@cox.net

Peter T Surapine & Co.



March 10, 2011

Ms. Cathy Cherpak, Purchasing Assistant
Enfield Town Hall
820 Enfield Street
Enfield, CT 06082

Re: Enfield Grange Hall 2 Broad Brook Road Enfield, CT 06082

Greetings:

I am pleased at the opportunity to submit a proposal which, if accepted will grant new life to a wonderful old building in our town, a town rich with historical architecture that pronounces the pride of the town, from the birth of our country to and through the present day. I feel that where an antique structure is concerned, whether it is a home or gathering structure, the person entrusted with the deed is merely the caretaker of that structure, responsible for the upkeep and preservation of it until the next generation takes over that watch, preserving our history well into the future. It is a tremendous responsibility, one that should be entered into with great thought, focus and love, for in the final analysis, the preservation of any antique structure is surely a work of love.

This proposal will outline my intentions where the above noted building is concerned, including the repair and preservation of the exterior, restoration and code corrections of the interior, and the proposed uses of the building.

Respectfully,

Peter T Surapine

Exterior

The exterior of the building presents with multiple issues requiring immediate attention. First and foremost is the Bell Tower, which appears to have weakened over the years and is leaning to one side. This will be righted, secured and re-constructed with the correct period siding boards and cap, painted white. The side add-on will be re-roofed and secured, as will the front porch roof, with front columns being re-worked and painted.

The exterior trim is in need of repair at certain sections of the eaves, which will be addressed with the matching soffit and fascia detail, with crown molding made to match what is currently on the building. The current condition of the windows is unknown, as they were covered with plywood at the time of inspection, although it would be probable that the windows would be in need of re-building (if they are a period window with pegged muntins), or replaced with an acceptable period reproduction window that will preserve the dignity of the exterior. These windows whether replaced or re-built, will have new exterior casing installed to match the existing (or corrected to reflect the proper period installation if the current is incorrect). All exterior doors will be repaired and painted, or in the instance that the door is beyond repair, a reproduction of the door will be made and installed.

The existing metal fire exit balcony and stairway will be removed, with new concrete piers installed, and new wooden porch and stairway will be installed that will compliment the building as well as serve an important purpose.

The exterior clapboard siding is in need of immediate attention. Certain areas will be removed and replaced with either cedar or hemlock (correct period application) siding, primed and painted. The balance of the exterior will be scraped, with all appropriate lead abatement procedures being observed, and primed with a quality exterior primer. The exterior will be painted white, keeping with the history of the building.

The exterior grounds will be attended to as well. All scrap brush will be removed, and trees appearing to be unsightly or in an unhealthy state. A new entryway leading to the parking area will be configured, and parking area leveled and paved, with one side of the front entry porch having a level access for handicap entry. The remaining property will be raked and seeded with grass, and regularly maintained.

Interior

Interior work will commence upon completion of the exterior work. At the time of the walk thru inspection, there was no lighting within the building, so the total extent of the interior condition is uncertain, however, suffice it to say that the interior will undergo an extensive restoration. Most of the interior will be gutted to allow for updates in electrical and plumbing services, as well as installation of insulation in all outside walls. The kitchen will be remodeled, with new counter tops, cabinets and floors. The bathrooms will be gutted and re-built, to include current handicap accessible codes, as well as emergency alarms installed in each bathroom. The heating system will be evaluated, cleaned and tuned or replaced at some point during the progression of the project. All existing wood work and wall panels will be removed in a manner so that re-use will be possible, with new matching panels installed if needed. All door and window casings will be restored to proper period. Existing floors appear to be in a repairable state, to be sanded and sealed with several coats of a satin minimum gloss finish.

Utilities

Electrical service will be evaluated and upgraded as recommended. All interior wiring will be replaced while interior walls are open, with new plugs, switches and GFI's where applicable. A fire/smoke/Carbon monoxide system will be hardwired into the service to conform to current code regulations. An exterior GFI protected outlet will be installed on each side of the building.

The current plumbing will be evaluated. Any updates to the plumbing system will be completed while the walls are open. Water supply lines for a sprinkler system will be installed on both first and second floor.

The building will be wired for internet, cable and phone service.

Building Usage

The possible uses of this building are fairly limited, taking into consideration of the age and construction of the building, the limited parking area, and the location of the building within the property lines. However, I envision this grand building offering the community a proud and productive existence for years to come.

First and foremost, I would encourage the Enfield Grange chapter to return and continue breathing life into the building. It would be hard to think of the Grange meeting anywhere else.

Primarily, the building will come to be home to the area's cultural arts. From my early years, I was classically trained at the Hartt School of Music in Hartford where I received a Certificate in Performance, performed extensively throughout Southern New England, as well as performing in Europe during two European tours. Although my career path lead me away from the professional arts, I never let go of my training and love of classical artistry. I continue to play, and maintain strong ties to the arts community in Hartford and beyond. I am the Technical Director of the Premier Dance Theatre in Hartford, (a Russian classical ballet and character company), and alliances with such groups as the American Ballet Theatre, Boston Ballet and the Metropolitan Opera. This network will enable me to provide fresh artists from a variety of genres to provide private lessons and classes to young students, master classes, and opportunities for small gatherings to enjoy chamber music and recitals. This building will provide practice space for local high school students eager to create and cultivate string and woodwind quartets, practice performance pieces, or participate in ballet classes...taught by some of the region's most respected performers. I already have several small dance companies interested in using the space as their practice home. Artists, both young and old may display their works for the public to see during gallery weekends. As parking for larger events will be an issue, alliances with local establishments having abundant parking and usage of small shuttle buses will be coordinated for the convenience and safety of our patrons.

I will create a non-profit 501(3)(c) organization intent on seeing to the proliferation of this vision. Fund raising for the building will be accomplished through festivals, exhibits, and small chamber music gatherings, as well as by applying for independent grants and gifts.

Since I was a small child growing up in Enfield, I always thought of the Old Schoolhouse building as a building that was resting, patiently waiting to be entrusted with a new use, to be able to offer its roof and shelter to the region once again, and to hear the laughter and voices of a grateful community. I believe this vision will carry this proud building into the future for generations to come.

Qualifications

A building of this age and condition requires someone with the training, skills and respect that the building deserves. This project requires that the individual entrusted with the task understands the need to reproduce and restore the building in a way that keeps it within its period while at the same time, offering modern day conveniences, efficiencies and safety features. It requires that the person directing this task has the resources and an accomplished team to bring the project to fruition.

I have been in business for 24 years. I am proud of the reputation I have earned, and attribute the success to the fact that I am directly involved, hands on in each and every project we take on. Although my company routinely completes modern day home repairs, remodels and additions, including everything from building new houses to replacing existing roofing, we are widely recognized for our work in homes of the 1700s and 1800s. From resurrecting old period barns, installing cedar shingle roofs to building total reproductions of 1720's saltboxes, I am involved and directing the project from the point of drawing the blueprints, to nailing the trim and installing the raised panels. Our works regularly takes us throughout Connecticut and Massachusetts, and have consulted on period homes as far away as Pennsylvania. We complete work for some of the most respected Period Home companies, and we work closely with the most authentic window reproduction shops in the Northeast. Over the years, I have assembled a team of tradesmen (who complete tasks that we do not do, such as plumbing, electrical, hvac) that are included in every project we complete. This way, I am confident that each trade understands the delicate and focused nature of any project, and complete their work to reflect this commitment. I have my own shop where I am able to reproduce doors, panels and trim, and a sister company which is capable of reproducing anything we are not set up for.

I am proud to have just completed a total restoration of the Sara Kent house (c.1720) on Soapstone Mountain in West Stafford CT, which I would be pleased to open to your panel, so they may see firsthand my commitment to the early period structures of our region, as well as my attention to detail and ability to complete such a task. In addition, I will include several references which you may call upon to testify to my skills and ability.

I cannot express the excitement I feel at the opportunity to restore this building from our past, allowing it to proudly serve our future. And in opening it as a Cultural and Classical Arts center, the most heartfelt fabric woven tightly into my being will be ultimately satisfied.

Restoration Schedule

Work on the building will commence promptly upon completion of transfer. Grounds and landscaping issues will be immediately addressed, with the property brought into a presentable and accessible state. The restoration of the exterior will begin soon after, with completion of exterior work expected by November 2011.

The interior rehabilitation will begin once exterior work is completed, or at a time when outdoor work becomes prohibitive by the weather. Interior work will continue at a pace equal with cash flow. Because of the nature of interior restoration, it is hard to offer an exact completion until the total scope of work required is revealed, although an educated forecast completion date would be during the summer of 2013.

References

Edward T Sunderland Sunderland Period Homes East Windsor Hill, CT 860.582.6608

Mr. Patrick Reilly Suffield, CT 860.668.5841

Mr. Craig Surber Surber Woodworking Tolland CT 860.965.6617

Mr. Louis Remotti Woodhaven Development Corp Windsor, CT 860.836.0598

Registration

Connecticut Registration 545739

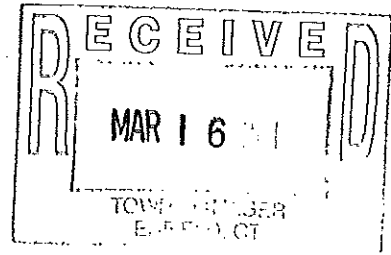
Massachusetts Registration 165425

Contact Information

Peter T Surapine 132 Town Farm Road Enfield, CT 06082

Psurapine@cox.net Cell: 860.305.8680 Office: 860.749.0371 Home: 860.926.9016

Eagle Valley Farms
18 West Shore Road
Ellington, CT 06029
860-455-6658



Enfield Town Hall
820 Enfield Street
Enfield, CT 06082

To whom it may concern:

This is a proposal to acquire the ownership of both the building and property with the commitment to restore and preserve the exterior of the former schoolhouse which is located at 2 Broad Brook Road in Enfield.

Request for Proposal requirements:

Eagle Valley Farms
18 West Shore Road
Ellington, CT 06059
860-455-6658
Eagle.valleyfarms@yahoo.com

My experience:

I have an MBA in Restaurant Management. I have been an entrepreneur for many years owning and managing several businesses ranging from being a private contractor for United Van Lines, a Restaurateur, a local organic Farmer, and I hold several US Patents. I am a long time member of the CT Farm Bureau and fully licensed through the CT Department of Agriculture. Currently I am the Commander of the VFW Post 9990 and I am a long time member of the Crystal Lake Fire Department. Giving back to the community is something I really enjoy.

Kind regards,

Michael F. Richey

Eagle Valley Farms
18 West Shore Road
Ellington, CT 06029
860-455-6658

Our proposal to acquire the ownership of both the building and property with the commitment to restore and preserve the exterior of the former schoolhouse, located at 2 Broad Brook Road in Enfield. Option #1 is as follows:

1. Our intent is to preserve the exterior of the schoolhouse, restoring it to its former state. This project is estimated to take 8 months to complete based on availability of my contractor.
2. Our plan is to build a restaurant in the former schoolhouse. A restaurant that specializes in organic and natural food which has been grown locally by Connecticut Farms like ourselves, and with the intent to keep the restaurant in the true spirit of its original use.
3. Our community needs to have an establishment that is known for its "CT Grown" ideals and commitment to Enfield and the surrounding towns. This will be great marketing for the Town of Enfield and the State of Connecticut alike.
4. Our restaurant is going to be open for business 7 days a week for Lunch and Dinner. We will be hiring approximately 12-22 people from the community to be our staff to serve the customers from the Enfield area.

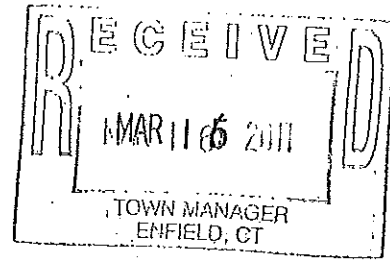
We at Eagle Valley Farms look forward to having the opportunity to work with the Town of Enfield regarding our project. Thank you.

March 14, 2011

Parcel #: 0004-0002-0010

2 Broad Brook

Town of Enfield
Town Manager
820 Enfield Street
Enfield, CT 06082



Dear Manager:

Consider this letter a request to acquire ownership (Option 1) of the former schoolhouse located at 2 Broad Brook Road in Enfield. My name is David Liebman and I am the owner of Specialty Plumbing of 585 Hazard Avenue in Enfield. I am the owner of the 4 acre property across the street from the schoolhouse. I also own 7 residential properties in the town. My family has been a large land owner in Enfield since the 1930's. (90 Acres on Rt 190.)

If I were to acquire the property I would refurbish it to its original vintage condition inside and out. The ultimate intended use for the property would be to house my bathroom showroom and a small upscale interior design facility. I feel this project would be completed in six to twelve months.

If you have any questions regarding my plan, please do not hesitate to call me on my cell at 860-573-7908. I look forward to meeting with your committee to discuss the details of my plans at length.

Sincerely,

David E. Liebman
P.S. I will be investing about \$50,000.00 into this project-

David E. Liebman
Specialty Plumbing
585 Hazard Avenue
Enfield, CT 06082
860-749-5112